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HYDERABAD, MONDAY, FEBRUARY 9, 2015.

NOTIFICATIONS BY GOVERNMENT

— X —

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

(I 1)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM COMMERCIAL / INDUSTRIAL USE TO COMMERCIAL /
RESIDENTIAL USE IN FATHENAGAR (V), ERRAGADDA, HYDERABAD DISTRICT.

*[Memo. No. 17518/I₁ /2013-4, Municipal Administration and Urban Development (I₁),
5th February, 2015.]*

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The following draft variations to the land use envisaged in the Notified Master Plan of Revised Development Plan of erstwhile Municipal Corporation of Hyderabad area (HMDA core area), GHMC Circle - X (Old Circle No.V), which was approved by the Government vide G.O.Ms.No.363, MA & UD Department, Dt:21-08-2010 which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variations will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos. 74/P, 76/P, 78 & 79 of Fathenagar Village, Erragadda, Hyderabad District to an extent of Ac.12-30 Gts, which is presently earmarked for Commercial / Industrial use zone in the Notified Master Plan of Revised Development Plan of erstwhile Municipal Corporation of Hyderabad area (HMDA core area), GHMC Circle - X (Old Circle No.V), which was approved by the Government vide G.O.Ms.No.363, MA & UD Department, Dt:21-08-2010 is now proposed to be designated as Commercial (Under 'C' Category) / Residential use zone (Commercial 12458.21 Sq. Mtrs, Residential 37,374.02 Sq.Mtrs), **subject to the following conditions:**

[1]

- (a) The applicant shall pay the development charges for change of land use to HMDA before confirming the CLU order as per rules in force.
- (b) The applicant shall pay publication charges to HMDA as per rules in force.
- (c) The applicants shall hand over the road widening areas to the GHMC at free of cost through gift deed.
- (d) If any disputes occurs regarding ownership, the applicant will be the whole responsible for that.
- (e) The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigations occurs.
- (f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (g) Consideration of CLU doesn't confer any title over the land.
- (h) Subject to payment of 3 times of impact fee to GHMC in respect of commercial use at the time of obtaining Building permission.

SCHEDULE OF BOUNDARIES

NORTH : M/s Mahalaxmi Glass / Kohinoor Glass.

SOUTH : Existing 40'-0" wide BT road.

EAST : BOC gas and Vacant Land.

WEST : M/s Prestage Fabrications site under progress
construction of Residential Apartments.

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN
KUSHAIGUDA VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.**

***[Memo. No. 26196/I₁ /2012-4, Municipal Administration and Urban Development (I₁),
5th February, 2015.]***

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The following draft variations to the land use envisaged in the Notified Master Plan of Moula Ali - Zone / Segment vide G.O.Ms.No.288, MA & UD Department, Dt: 03-04-2008 which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variations will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.328 of Kushaiguda Village, Keesara Mandal, Ranga Reddy District to an extent of Ac. 1-35 Gts, which is presently earmarked for Residential use zone in the Notified Master Plan of Moula Ali - Zone / Segment vide G.O.Ms.No.288, MA & UD Department, Dt: 03-04-2008 is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- (a) The applicant shall pay the Development charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (k) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The Change of Land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (n) The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH** : Agricultural land & 3 graves in Sy.Nos. 336 and 329 of Kushaiguda Village.
- SOUTH** : Existing 31'-0" wide C.C. road.
- EAST** : Existing 40'-0" wide C.C. road.
- WEST** : Existing 30'-0" wide gravel road (dead end road).

M.G. GOPAL,
Principal Secretary to Government.